

1/2006

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF REMEDIATION SUPPORT
P.O. Box 435, TRENTON, NJ 08625-0435

531128

**PRELIMINARY ASSESSMENT REPORT**

Answer all questions. Should you encounter any problems in completing this form, we recommend that you discuss the matter with a representative from the Site Remediation Program. Submitting incorrect or insufficient data may cause processing delays and possible postponement of your transaction

PLEASE PRINT OR TYPE

Date: 2-27-12Industrial Establishment/Site Name Samax EnterprisesAddress 29-75 Riverside Avenue Building # 2City or Town Newark Zip Code 07104Municipality Newark County EssexBlock (s) 614 Lots (s) 1Site Remediation Program Case Number or EPA Identification Number PI 563216 & ISRA 20110199

1. Present a history of ownership and operations at the industrial establishment, in tabular form, from the time the site was naturally vegetated or utilized as farmland in accordance with N.J.A.C. 7:26E-3.1(c)1.ii. (attach additional sheets as necessary)

Name of Property Owner	From	To
Hatzlucha on Riverside LLC	8/31/2011	current
29 Riverside LLC (Samax Enterprises)	9/1/1999	8/31/2011
Industrial Development Associates	12/18/1979	8/31/1999
City of Newark	1976	12/17/1979
Riverside Avenue Properties	8/2/1971	1976
Pittsburgh Plate Glass Company also known as (PPG Industries Inc.)	1/31/1941	8/1/1971
Patton Paint Company	5/16/1902	1/30/1941
Triton Boat Club of Newark	6/25/1888	5/15/1902
Freeholders of Essex County	NA	Prior to 1888

Name of Operator	From	To
Hatzlucha on Riverside LLC	8/31/2011	Current
Samax Enterprises	9/1/99	8/1/2011
Vacant (no tenant)	1997	9/1/99
Frey Industries	1981	1997
Universal International Industries (various manufacturing)	1971	1981
Pittsburgh Plate Glass Company also known as (PPG Industries Inc.)	1/31/1941	8/1/1971
Patton Paint Company	5/16/1902	1/30/1941

- 2A. In accordance with N.J.A.C. 7:26E-3.1(c)1.i, provide a clear and concise description of the past industrial/commercial operation(s) conducted on site by each owner and operator. To the extent

available the site history shall include an evaluation of the following sources of information:

(1) Sanborn Fire Insurance Maps; (2) MacRae's Industrial Directory, New Jersey Industrial Directory, New Jersey Manufacturers Directory; (3) Title and Deed; (4) Site plans and facility as-built drawings; (5) federal, state, county and local government files; (6) The Department Geographic Information System. (7) and any additional sources which may be available for a specific site.

Site history is frequently an item where preliminary assessments are incomplete. The Industrial Site Recovery Act requires that a diligent inquiry be made, researching the site history back to January 1, 1932. Common answers to this question have included: "Unknown", or "We are only a tenant on the site and have no knowledge of prior site history". Neither of these answers satisfies the requirement for a due diligent inquiry.

To avoid having a PA found incomplete by the Department due to insufficient information, the site history must be researched. The following are ways of obtaining information regarding site history: title searches; contacting the local and county health officials and municipal agencies (for example, local fire and police departments, and local planning, zoning, adjustment boards) requesting any information these public agencies may have on the specific location; and, interviewing long time neighbors of the industrial establishment. Tenants should always request information from the landlord. The applicant should always document any attempts to locate this information to support a claim that a diligent inquiry has been conducted. The Preliminary Assessment report should not be submitted until all parties contacted for information have responded to the request for information and the information obtained has been reviewed. If the prior site history demonstrates that the current building was built on vacant unimproved property, it should be reported as such. If the site has been, or is now the subject of a site remediation, any prior cases should always be referenced.

Provide the page or appendix number where the site history may be found. Attachment 2

Provide a listing of the resources utilized to compile the site history and as appropriate copies of any maps or information, which will assist the Department in evaluating your conclusions.

Name of Resource	Date of document reviewed	Appendix # if providing copies
Aerial Photographs	September 2008	5
EDR Radius Map Report	September 2008	
EDR City Directory	September 2008	5
NETR Industrial Directory Search Report	September 2008	5
Historical Topographic Maps	September 2008	
Sanborn Maps	September 2008	5

2B. Include a detailed description of the most recent operations subject to this preliminary assessment.

Provide the page or appendix # where the description of the most recent operations may be found.

Attachment 2

3. Hazardous Substance/Waste Inventory: N.J.A.C. 7:26E-3.1(c)1.iii. List all raw materials, finished-products, formulations and hazardous substances, hazardous wastes, hazardous constituents and pollutants, including intermediates and by-products that are or were historically present on the site. Note: If past usage included farming, pesticides may be a concern and should be included in this list. **(Attach additional sheets if necessary).**

Material Name	CAS # if known	Typical annual usage (gallons/lbs.)	Storage method (i.e. Drum, tank, jars)
See Attachment 3			

- 4 A. In accordance with N.J.A.C. 7:26E-3.1(c)1iv provide a summary of all current and historic wastewater discharges of **Sanitary and/or Industrial Waste** and/or sanitary sludge. Present and past production processes, including dates and their respective water use shall be identified and evaluated, including ultimate and potential discharge and disposal points and how and where materials are or were received on-site. All discharge and disposal points shall be clearly depicted on a scaled site map. Information required under this item is intended to identify potential discharges to any on-site disposal system, such as a septic system or lagoon or drywell. For example to complete the following table information may include: From 1955 To 1960, Discharge Type - Sanitary and Industrial, Discharge Location - On-Site Septic System: From 1960 To Present, Discharge Type - Sanitary and Industrial, Discharge Location - Public Treatments Works.

Site Information

Discharge Period		Discharge Type	Discharge Location
From	To		
1940s	Present	Sanitary	Public Treatment Works
		No Industrial waste reported	

- 4B. In accordance with N.J.A.C 7:26E-3.1iv provide a narrative of disposal processes for all historic and current process waste streams and disposal points. (attach additional sheets if necessary)

No process waste streams and/or disposal points are associated with the current site operations.

5. This question requires the applicant to conduct a diligent inquiry into the current and historic operations at the site to identify all of the potential areas of concern, which formerly or currently exists at the industrial establishment as defined in N.J.A.C. 7:26E-1.8.

Diligent inquiry as defined in N.J.A.C.7:26E-1.8 states:

A. Conducting a diligent search of all documents which are reasonably likely to contain information related to the object of the inquiry, which documents are in such person's possession, custody or control, or in the possession, custody or control of any other person from whom the person conducting the search has a legal right to obtain such documents; and

A. Making reasonable inquiries of current and former employees and agents whose duties include or included any responsibility for hazardous substances, hazardous wastes, hazardous constituents, or pollutants, and any other current and former employees or agents who may have knowledge or documents relevant to the inquiry.

In accordance with N.J.A.C. 7:26E3.111.v., a narrative shall be provided for each area of environmental concern describing the (A) Type; (B) Age; (C) Dimensions of each container/area; (D) Chemical Content; (E) Volume; (F) Construction materials; (G) Location; (H) Integrity (i.e., tank test reports, description of drum storage pad); and (I) Inventory control records, unless a Department-approved leak detection system, pursuant to N.J.A.C. 7:1E or 7:14B, has always been in place and there is no discharge history. If sampling is not proposed for any identified area of environmental concern, please explain why it is believed that the area of environmental concern does not contain contaminants above the applicable remediation standards. Submit all necessary documentation to verify this belief. The required narrative need not describe the sampling to be completed; however, it should state that sampling will be completed in accordance with the appropriate section of N.J.A.C.7:26E.

Detailed descriptions of all sampling completed in each area of concern shall be described as part of a Site Investigation Report in accordance with N.J.A.C.7:26E-3.13.

Please indicate if any of the potential areas of environmental concern listed below in #5A through #5G, as defined in N.J.A.C. 7:26E-1.8, formerly or currently exist at the industrial establishment by indicating Yes or No in the appropriate space as provided.

For the Location Reference Keyed to Site Map, use either a unique number or a unique letter identification for each area of concern and be consistent throughout each phase of the remediation, referring to the same identification provided herein. Note: If the industrial establishment has multiple locations for one type of area of concern (example: underground storage tanks [UST] are located in 3 separate areas of the facility), each area must be discussed separately and given a separate identification. For example: Area A-1 a 1,000 gallon gasoline UST, Area A-2 a 10,000 gallon heating oil UST and Area A-3 a 500 gallon TCE UST should all be listed on the site maps and have separate narratives provided for each area discussing required information A-I listed above for each UST area.

Provide the required narrative as an appendix to this report. Do not try to provide a narrative in the space provided

I hereby certify that a diligent inquiry has been conducted to identify all current and historical potential areas of environmental concern and based on the diligent inquiry the areas of environmental concern identified below in question 5A through 5G are the only areas of environmental concern believed to exist at the above referenced industrial establishment.

The signatory on the certification page shall initial here. _____

A. Bulk Storage Tanks and Appurtenances, including, without limitation :

Area of Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Appendix Number
Aboveground Storage Tanks and Associated Piping	Y	A	6
Underground Storage tanks and Associated Piping	N		
Silos	N		
Rail Cars	N		
Loading and unloading areas	Y	C	6
Piping, above ground and below ground pumping stations, sumps and pits	N		

B. Storage and Staging Areas, including

Area of Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Appendix Number
Storage pads including drum and/or waste storage	N		
Surface impoundments and lagoons	N		
Dumpsters	Y	D	6
Chemical storage cabinets or closets	N		

C. Drainage systems and areas including without limitation

Area of Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Appendix Number
Floor drains, trenches and piping and sumps	Y (Sumps)	E	6
Process area sinks and piping which receive process waste	N		
Roof leaders when process operations vent to the roof	N		
Drainage swales & culverts	N		
Storm sewer collection systems	N		
Storm water detention ponds and fire ponds	N		
Surface water bodies	N		
Septic systems leachfields or seepage pits	N		
Drywells and sumps	N		

D. Discharge and disposal areas, including, without limitation:

Area of Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Appendix Number
Areas of discharge per N.J.A.C. 7:1E	N		
Waste piles as defined by N.J.A.C 7:26	N		
Waste water collection systems including septic systems, seepage pits, & dry wells.	N		
Landfills or landfarms	N		
Sprayfields	N		
Incinerators	N		
Historic Fill or any other Fill material	Y	H	6
Open Pipe discharges	N		

E. Other areas of concern, including, without limitation:

Area of Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Appendix Number
Electrical Transformers & Capacitors	Y	F	6
Hazardous material storage or handling areas	Y	B (throughout building interior)	6
Waste Treatment areas	N		
Discolored or spill areas	N		
Open areas away from production areas	N		
Areas of stressed vegetation	N		
Underground piping including industrial process sewers	N		
Compressor vent discharges	N		
Non-contact cooling water discharges	N		
Areas which receive flood or storm water from potentially contaminated areas	N		
Active or Inactive production wells	N		

F. Building interior areas with a potential for discharge to the environment, including, without limitation:

Area of Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Appendix Number
Loading or Transfer areas	Y	C	6
Waste Treatment areas	N		
Boiler rooms	N		
Air vents and ducts	N		
Hazardous material storage or handling areas	Y	B (throughout building interior)	6

G. Any other site-specific area of concern.

Area of Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Appendix Number

- 6 If the site area exceeds two acres, an interpretation of the aerial photographic history of the site shall be submitted in accordance with N.J.A.C. 7:26E-3.1(c)1.vi. The interpretation shall focus on the site under review and if any concerns were identified on the site. References to surrounding properties are unnecessary unless a neighboring site is suspected to be directly contributing to environmental factors at the site of concern. The interpretation shall be based on available current and historical color, black and white and infrared aerial photographs (scale 1:18,000 or less) of the site and surrounding area at a frequency that provides the evaluator with a historical perspective of site activities. The photographic history shall date back to 1932 or the earliest photograph available. Aerial photographs are available for review at the New Jersey Department of Environmental Protection, Tidelands Management Program, Aerial Photo Library, 9 Ewing Street, Trenton, New Jersey, (609) 633-7369. Note, the applicant is not required to provide the Department with copies of the aerial photographs reviewed only an interpretation of what was observed in each photograph, which may represent an environmental concern. If photos are submitted please clearly identify the location of the site on each photo.

_____ Check here if an aerial photo review was not completed and provide a reason.

Provide the appendix number for the air photo review narratives Attachment 5

7. Discharge History of Hazardous Substances and Wastes, N.J.A.C. 7:26E-3.1(c)1vii :

A. Have there been any known discharges of hazardous substances and wastes at the site?

_____ No (Goto question #8) X Yes (Complete Items 7B & 7C)

B. Was the Department notified of the discharge?

 X Yes; _____ No

If yes, provide the Case # 08-09-29-1626-14

C. Was a no-further-action letter, negative-declaration approval or full-compliance letter issued as a result of the cleanup of this discharge?

_____ Yes (Submit a copy of the no-further-action approval)

 X No (Submit a complete Site Investigation or Remedial Action Report documenting the action taken to address the discharge)

8 In accordance with N.J.A.C.7:26E-3.1 (c) 1.viii, provide a description of any remediation activities previously conducted or currently underway at the site, including dates of discharges, remedial actions taken, and all existing sample results concerning contaminants which remain at the site. Copies of Department or other governmental agency no-further-action approvals should also be provided with a description of the areas to which the no-further-action approvals apply. This information is especially important if the approval was granted for the remediation of a portion of a site or a specific discharge event rather than the entire site subject to this preliminary assessment.

_____ Check here if this question does not apply.

Provide the appendix number for the required narrative and data summary See the SIR

9. Protectiveness of past remedies N.J.A.C. 7:26E-3.1(c) 1.ix. The owner or operator shall evaluate all remedies previously approved by the Department in a remedial action workplan or equivalent document to determine if the remedy remains protective of public health, safety and the environment. Things to consider as part of this evaluation include but are not limited to; was an engineering control used to cap contamination left on site? If yes, is this cap being maintained? Did the remedy address all of the contamination? Is the remedy working as designed? Have institutional controls been maintained at the local and county level? Please provide a page or appendix number where this written evaluation is included _____.

10. Order of Magnitude Analysis, N.J.A.C. 7:26E, 3.2(a)5

A. Have any areas of concern previously received a No-Further-Action approval from the Department or other equivalent government agency for which no additional remediation is proposed? X No (go to question #11). _____ Yes (complete 10B).

B. In accordance with N.J.S.A 58:10B-13(e) and N.J.A.C. 7:26E, 3.2(a)5 the following evaluation of the protectiveness of past remedies shall be completed for all areas of concern for which no further action was previously approved by the Department or other equivalent government agency and for which no additional remediation is proposed. All final sampling results shall be evaluated to determine if contaminant levels remaining on site are in compliance with current remediation criteria. The applicant shall complete the following :

I hereby certify that the order of magnitude analysis required pursuant to N.J.A.C. 7:26E has been completed, since the issuance of a No-Further-Action approval, negative declaration approval or equivalent remediation approval; and (Check the appropriate statements (1), (2), (3) or (4), complete the summary table and provide a summary of the results comparison)

(1) ____ The areas of concern listed below contain contaminants above the current numerical remediation standard applicable at the time of the comparison, however no further action is required because: (check the appropriate sub statement)

____ (a) The contaminant concentrations remaining in the areas of concern listed below are less than an order of magnitude (factor of 10) greater than the current numerical remediation standard applicable at the time of the comparison;

____ (b) The areas of concern or the site was remediated using engineering and institutional controls approved by the Department and these controls are still protective of public health, safety and the environment; or

____ (c) The area of concern or the site was remediated to an approved site specific remediation standard and all of the factors and assumptions which are the basis for deriving the site specific remediation standard remain valid for the site.

Please list the areas of concern for which the previous statement applies.

Area of Concern	Location Reference Keyed to the Site Map

Include a separate table comparing the levels of contaminants remaining in each area of concern, the numerical remediation standard approved in the remedial action workplan or at the time of no-further-action approval and the current numerical remediation standards applicable at the time of the comparison. The table shall contain all sampling results, including sample location (depth), sample media, field and laboratory identification numbers, and method detection limits, as necessary, and analytical results for all individual contaminants for each area of concern.

(2) ____ The areas of concern listed below contain contaminants above the current numerical remediation standard applicable at the time of the comparison and further remediation is required because: (check the appropriate sub statement)

____ (a) The contaminant concentrations remaining in the areas of concern listed below are more than an order of magnitude (factor of 10) greater than the current numerical remediation standard applicable at the time of the comparison;

____ (b) The areas of concern or the site was remediated using engineering and institutional controls approved by the Department and these controls are no longer protective of public health, safety and the environment; or

____ (c) The area of concern or the site was remediated to an approved site specific remediation standard and some or all of the factors and assumptions which are the basis for deriving the site specific remediation standard are no longer valid;

Please list the areas of concern for which the previous statement applies.

Area of Concern	Location Reference Keyed to the Site Map

Include a separate table comparing the levels of contaminants remaining in each area of concern, the numerical remediation standard approved in the remedial action workplan or at the time of no-further-action approval and the current numerical remediation standards applicable at the time of the comparison. The table shall contain all sampling results, including sample location (depth), sample media, field and laboratory identification numbers, and method detection limits, as necessary, and analytical results for all individual contaminants for each area of concern.

(3) ____ The areas of concern listed below do not contain contaminants above the current numerical remediation standard applicable at the time of the comparison and no further remediation is required.

Please list the areas of concern for which the previous statement applies.

Area of Concern	Location Reference Keyed to the Site Map

Include a separate table comparing the levels of contaminants remaining in each area of concern, the numerical remediation standard approved in the remedial action workplan or at the time of no-further-action approval and the current numerical remediation standards applicable at the time of the comparison. The table shall contain all sampling results, including sample location (depth), sample media, field and laboratory identification numbers, and method detection limits, as necessary, and analytical results for all individual contaminants for each area of concern.

(4).____The contaminant concentrations remaining in the below listed areas of concern are more than an order of magnitude greater than the numerical remediation standard applicable at the time of the comparison. However, no further remediation is required by the person conducting this preliminary assessment, because, in accordance with N.J.S.A. 58:10B13(e), that person is not liable for the contamination pursuant to N.J.S.A. 58:10-23.11g

Please list the areas of concern for which the previous statement applies.

Area of Concern	Location Reference Keyed to the Site Map

Include a separate table comparing the levels of contaminants remaining in each area of concern, the numerical remediation standard approved in the remedial action workplan or at the time of no-further-action approval and the current numerical remediation standards applicable at the time of the comparison. The table shall contain all sampling results, including sample location (depth), sample media, field and laboratory identification numbers, and method detection limits, as necessary, and analytical results for all individual contaminants for each area of concern.

11 Historical Data on environmental quality at the Industrial Establishment

A. Have any previous sampling results documenting environmental quality of the Industrial Establishment not received a no-further-action approval from the Department or been denied approval by the Department? (N.J.A.C. 7:26E-3.1(c)1.viii)

____Yes (See Attachment #____) X No (Go to 12)

B. Have there been any known changes in site conditions or new information developed since completion of previous sampling or remediation? If sampling results were obtained, but are not part of this application, please explain below (N.J.A.C. 7:26E-3.1(c)xi):

- 12 List all federal, state and local environmental permits at this facility, including permits for all previous and current owners or operators, applied for, received, or both (Attach additional sheets if necessary).

Check here if no permits are involved X and got to question 13.

A. New Jersey Air Pollution Control

Permit Number	Expiration Date	Type of Permitted Unit

B. Underground Storage Tank Registration Number _____

Size of Tank (Gallons)	Tank Contents

C. New Jersey Pollutant Discharge Elimination System (NJPDDES) Permit

Permit Number	Discharge Type	Discharge Location Keyed to Site map	Expiration Date

D. Resource Conservation and Recovery Act (RCRA) permit # _____

E. EPA Identification Number _____

F. In accordance with N.J.A.C. 7:26E-3.1(c) xii, list all other federal, state, local government environmental permits for all previous and current owners or operators applied for and/or received for the site including :

- (1) Name and address of the permitting agency
- (2) The reason for the permit
- (3) The permit identification number
- (4) The application date
- (5) The date of approval, denial or status of the application
- (6) The name and current address of the permittees
- (7) The reason for the denial, revocation or suspension if applicable
- (8) The permit expiration date

_____ Check here if no other environmental permits were applied for or received for this site.

Provide the appendix # for the required listing if other environmental permits exist for this site _____.

13. In accordance with N.J.A.C. 7:26E-3.1(c)xiii, provide a summary of enforcement actions (including but not limited to, Notice of Violations, Court Orders, official notices or directives) for violations of environmental laws or regulations (attach additional sheets if necessary):

A. Check here if no enforcement actions are involved _____ (Go to 14 otherwise complete 13B)

B. (1) Name and address of agency that initiated the enforcement action

(2) Date of the enforcement action _____

(3) Section of statute, rule or permit allegedly violated _____

(4) Type of enforcement _____

(5) Description of the violation _____

(6) How was the violation resolved? _____

14. In accordance with N.J.A.C. 7:26E-3.1(c) xiv, please provide a narrative description of all areas where non-indigenous fill materials were used to replace soil or raise the topographic elevation of the site, including the dates of emplacement.
15. A. In accordance with N.J.A.C. 7:26E-3.2(a) 3.i, submit a scaled site plan, detailing the subject lot and block, property and or leasehold boundaries, location of current and former buildings, fill areas, paved and unpaved areas, vegetated areas, and all areas of concern identified above and all active or inactive wells.
- B. Scaled historical site maps and facility as built drawings (if available).
- C. A copy of the United States Geologic Survey (USGS) 7.5 minute topographical quadrangle that includes the site and an area of at least one mile radius around the site. The facility location shall be clearly noted. If a portion of the USGS quadrangle is used, the scale, north arrow, contour interval, longitude and latitude with the name and date of the USGS quadrangle shall be noted on the map.
16. In accordance with N.J.A.C. 7:26E-3.2 , please provide the date that the site visit was completed to verify the findings of the preliminary assessment. 5/13/2008, 6/30/2008 & 9/14/2010
17. List any other information you are submitting or which has been formerly requested by the Department:

Description	Appendix #

ATTACHMENT 1 - HISTORICAL OWNERS & OPERATORS

PAR Questions 1 - Name of Property Owner

1. Present a history of ownership and operations at the industrial establishment, in tabular form, from the time the site was naturally vegetated or utilized as farmland in accordance with N.J.A.C. 7:26E-3.1(c)1.i.

Name of Property Owner	From	To
Hatzlucha on Riverside LLC	8/31/2011	current
29 Riverside LLC (Samax Enterprises)	9/1/1999	8/31/2011
Industrial Development Associates	12/18/1979	8/31/1999
City of Newark	1976	12/17/1979
Riverside Avenue Properties	8/2/1971	1976
Pittsburgh Plate Glass Company also known as (PPG Industries Inc.)	1/31/1941	8/1/1971
Patton Paint Company	5/16/1902	1/30/1941
Triton Boat Club of Newark	6/25/1888	5/15/1902
Freeholders of Essex County	NA	Prior to 1888

The available list of former and current tenants known to have operated at the site is outlined below. A description of the operations of each known tenant is given in Attachment 2.

Name of Operator	From	To
Hatzlucha on Riverside LLC	8/31/2012	current
Samax Enterprises	9/1/99	8/1/2012
Vacant (no tenant)	1997	9/1/99
Frey Industries	1981	1997
Universal International Industries (various manufacturing)	1971	1981
Pittsburgh Plate Glass Company also known as (PPG Industries Inc.)	1/31/1941	8/1/1971
Patton Paint Company	5/16/1902	1/30/1941

ATTACHMENT 2 - HISTORICAL AND CURRENT OPERATIONS

The subject property was formerly operated by the Samax Enterprises Inc. (Samax) facility located at 29-75 Riverside Avenue #2 in Newark, New Jersey. Samax ceased operations on August 1, 2011. The subject property is located within an industrial complex identified as 29-75 Riverside Avenue in Newark, New Jersey. The subject building is located immediately south of the entrance to the industrial complex (Riverside Industrial Park) at the intersection of Chester Avenue and Riverside Avenue. The subject building is divided into three sections identified as Building 2A, 2B, and 3. Building 2A is a one-story brick building with a concrete floor. Building 2A is the eastern most section of the building and is attached to an adjoining building located further to the east. A wall separates Building 2A from the adjoining building to the east. Building 2B is located to the west of Building 2A and is a four-story brick building with concrete floors. Building 3 is located to the south of Building 2B and is a five-story brick structure. All three buildings are interconnected to form one building. A single basement is present below the entire building. To the south of Building 3 is the location of a former five-story building that is no longer present.

Samax manufactured various chemicals that are packaged and sold under the Brand Name – Rock Miracle. Rock Miracle's products include but are not limited to the following materials: Deck Products (deck strippers and deck wash), Enviro-Safer Products (strippers, marine paint removers), Restoration Cleaners, Lead Paint Removers, Marine Strippers, New Masonry Cleaners, Paint Hardener, and various Solvents such as acetone, kerosene, lacquer thinner, linseed oil, xylenes, MEK, muriatic acid, paint thinners, toluene, and VMP Naphthalenes. According to the industrial directory report, Samax is described as a manufacturer of lacquer bases, dopes and thinners. The NAICS number for the operations conducted by Samax is 325510 and the description for this NAICS number is provided below:

Paint and Coating Manufacturing. This industry comprises establishments primarily engaged in (1) mixing pigments, solvents, and binders into paints and other coatings, such as stains, varnishes, lacquers, enamels, shellacs, and water repellant coatings for concrete and masonry, and/or (2) manufacturing allied paint products, such as putties, paint and varnish removers, paint brush cleaners, and frit.

The historic uses of the property were determined through a review of sanborn maps, aerial photographs, industrial and city directories, historical documentation, review of regulatory information, and information supplied by personnel.

Samax began operations at the site in 1999. Prior to Samax, the subject building was vacant for approximately two years from 1997 to September 1, 1999. Prior to the building's vacancy, the property was reportedly operated by Frey Industries, Inc. who utilized the property for warehousing and distribution of products/materials for the chemical, fragrance and pharmaceutical industry. The operations of Frey Industries were not subject to the New Jersey Industrial Site Recovery Act (ISRA). An

Applicability/Nonapplicability Affidavit was submitted to the NJDEP on April 11, 1997. The NJDEP responded in a letter dated June 10, 1997 that stated that the cessation of operations at the site was not subject to the provisions of ISRA. It was reported that Frey Industries operated at the site from approximately 1981 to 1997. Additionally, on May 27, 1999 the NJDEP determined that the sale of the property by Industrial Development Associates was not subject to the provisions of ISRA. A copy of the NJDEP's May 27, 1999 letter is provided in Attachment 3

Prior to Frey Industries, it was reported that the subject property was operated by a company that assembled crock cookers. The dates of operation and name of the company are unknown.

Based on the Sanborn Fire Insurance Maps a general description of the history of the subject property can be provided dating back to 1889. Prior to 1889, the subject property was located within the banks of the Passaic River. Sometime prior to 1892, an area of the Passaic River was filled in that constituted the northern portion of the subject property. This area was utilized as a boathouse. Building 2A, 2B, and 3B (former five story structure) were constructed between 1892 and 1909 and the Passaic River was filled to develop the entire area of the industrial complex. The property was operated by Patton Paint Co. who manufactured paints and varnishes. Building 2A and 2B were identified as storage and shipping areas. Building 3B was identified as manufacturing.

Prior to 1931 operations of the facility were taken over by the Pittsburgh Plate Glass Co, Paint and Varnish Division. Building 3 was constructed at this time and was identified as a manufacturing area. Sometime between 1950 and 1973 the operator of the property was identified as Universal International Industries with various manufacturing operations conducted at the site. Between 1973 and 1989, Building 3B was demolished

Nine Sanborn Fire Insurance Maps were available for review. The maps that were available for review were from the years 1873, 1889, 1892, 1909, 1931, 1950, 1973, 1989, and 1994. Copies of the maps are provided in Attachment 5.

The 1873 and 1889 Sanborn Maps identify the area of the subject property as being located within the Passaic River. The area of the property has not yet been filled in for development. The main railroad line is present on the western bank of the Passaic River.

The 1892 Sanborn Map shows that the majority of the subject property is still located within the Passaic River. The area immediately north of the current buildings has been filled in and extends east into the river. This area is identified as a boathouse.

The 1909 Sanborn Map shows that the property has been filled several hundred feet into the Passaic River. Five buildings are shown on the map and the property is shown as being operated by Patton Paint Co. (Manufacturers of paints and varnishes). A building is present at the current location of Building 2A and 2B. The width of the building is less than currently present at Building 2A and 2B. The building presently attached to the eastern side of Building 2A is also present. These buildings are identified as storehouse

and shipping departments. The railroad spur is shown adjacent to Building 2B and extends to the northwest corner of Building 2B. The current Building 3 is not apparent in 1909, however, Building 3B immediately south of the current Building 3 is shown. This building is identified as a five story structure utilized for manufacturing. The two additional buildings identified on the map are not located immediately adjacent to the subject property. The property is identified as being heated by coal fired steam.

The 1931 Sanborn Map identifies additional buildings constructed in the general area of the subject property. The entire area is identified as being operated by the Pittsburgh Plate Glass Co., Paint and Varnish Division. The current Building 3 has been constructed and connects to the five story structure to the south (Building 3B). Two additional buildings have been constructed south of the Building 3B and connect to Building 3B. The current Building 9 located to the southeast of the subject property has been constructed. Building 9 has a bridge to Building 3B on the second story. The location of Building 3 and 3B are identified as factory buildings. Building 2A and 2B are identified as warehousing and shipping. The railroad spur located to the west of the subject property is shown to extend to the northeast into the parking area north of the subject property. Eight aboveground and ten underground oil tanks are shown south of the subject property.

The 1950 Sanborn Map shows the property in similar condition to the 1931 map. Building 2A and 2B have been widened to the current footprint of the buildings. These two buildings are also identified as factory buildings.

The 1973 Sanborn Map shows the property and immediately surrounding area in similar condition to the 1950 map. A loading dock has been added to the northern side of Building 2A. The property is identified as being operated by Universal International Industries with operations consisting of various manufacturing.

The 1989 and 1994 Sanborn Maps show the property and surrounding area in similar condition to the 1973 map. Building 3B is no longer present. The western wall of the building along the railroad spur is shown as remaining on site. Both maps identified the property as being operated by Universal International Industries with operations consisting of various manufacturing.

ATTACHMENT 5 – Interpretation of Historical Resources

Aerial Photographs

Aerial photographs covering the subject site were obtained from Environmental Data Resources, Inc. (EDR). Envirotactics obtained copies of the aerial photographs of the property for the years 1946, 1953, 1966, 1976, 1984, 1995, and 2006. In addition, the 1930 aerial photograph was reviewed on the NJDEP I-Map. A general summary of the features identified in the photographs is outlined below.

The **1930** aerial photograph depicts the subject building and surrounding buildings. The subject building appears to be part of the industrial complex located south of the subject property. Due to the poor quality of the 1930 aerial photograph an accurate depiction of the subject property could not be discerned.

The **1946** aerial photograph shows the subject building and surrounding buildings in similar condition to the current conditions at the site. The area to the north of the subject property appears to not be paved. Several trees appear to be present in the area north of the building and along Riverside Avenue. The railroad spur located on the west side of the building also appears to extend into the parking area to the north of the building. In addition, the portion of the building that is currently demolished on the south side of the building, is present and extends south to the Frey Industries Building.

The **1953 and 1966** aerials show the property in similar condition to that shown in 1946. Trees no longer are present to the north of the subject building and it can not be determined if this area is paved. In the 1953 photograph, railcars appeared to be stored on the railroad spur west of Building #3.

The **1976** aerial photograph does not show any major changes to the buildings, however, due to the poor quality of the 1976 aerial photograph an accurate depiction of the subject property could not be discerned.

The **1984 and 1995** aerial photographs show the property in similar condition to the 1976 aerial photograph. The parking area to the north is concrete covered. In addition, the portion of the building to the south of Building #3 appears to be demolished. In the 1995 photograph, railcars appeared to be stored on the railroad spur west of Building #3.

In **2002** the subject property and surrounding area appear similar to current conditions. The aboveground storage tank (AST) farm is apparent south of the subject building.

In **2006** the subject property and surrounding area appear similar to current conditions. The aboveground storage tank (AST) farm is apparent south of the subject building.

With the exception of the AST farm observed on the 2002 and 2006 aerial photographs, no obvious signs of environmental concern were observed in the aerial photographs. Due

to the scale and quality of the photographs, a comprehensive review of small details was restricted.

Sanborn Fire Insurance Maps

Nine Sanborn Fire Insurance Maps were available for review. The maps that were available for review were from the years 1873, 1889, 1892, 1909, 1931, 1950, 1973, 1989, and 1994. Copies of the maps are provided in Attachment 5.

The 1873 and 1889 Sanborn Maps identify the area of the subject property as being located within the Passaic River. The area of the property has not yet been filled in for development. The main railroad line is present on the western bank of the Passaic River.

The 1892 Sanborn Map shows that the majority of the subject property is still located within the Passaic River. The area immediately north of the current buildings has been filled in and extends east into the river. This area is identified as a boathouse.

The 1909 Sanborn Map shows that the property has been filled several hundred feet into the Passaic River. Five buildings are shown on the map and the property is shown as being operated by Patton Paint Co. (Manufacturers of paints and varnishes). A building is present at the current location of Building 2A and 2B. The width of the building is less than currently present at Building 2A and 2B. The building presently attached to the eastern side of Building 2A is also present. These buildings are identified as storehouse and shipping departments. The railroad spur is shown adjacent to Building 2B and extends to the northwest corner of Building 2B. The current Building 3 is not apparent in 1909, however, Building 3B immediately south of the current Building 3 is shown. This building is identified as a five story structure utilized for manufacturing. The two additional buildings identified on the map are not located immediately adjacent to the subject property. The property is identified as being heated by coal fired steam.

The 1931 Sanborn Map identifies additional buildings constructed in the general area of the subject property. The entire area is identified as being operated by the Pittsburgh Plate Glass Co., Paint and Varnish Division. The current Building 3 has been constructed and connects to the five story structure to the south (Building 3B). Two additional buildings have been constructed south of the Building 3B and connect to Building 3B. The current Building 9 located to the southeast of the subject property has been constructed. Building 9 has a bridge to Building 3B on the second story. The location of Building 3 and 3B are identified as factory buildings. Building 2A and 2B are identified as warehousing and shipping. The railroad spur located to the west of the subject property is shown to extend to the northeast into the parking area north of the subject property. Eight aboveground and ten underground oil tanks are shown south of the subject property.

The 1950 Sanborn Map shows the property in similar condition to the 1931 map. Building 2A and 2B have been widened to the current footprint of the buildings. These two buildings are also identified as factory buildings.

The 1973 Sanborn Map shows the property and immediately surrounding area in similar condition to the 1950 map. A loading dock has been added to the northern side of Building 2A. The property is identified as being operated by Universal International Industries with operations consisting of various manufacturing.

The 1989 and 1994 Sanborn Maps show the property and surrounding area in similar condition to the 1973 map. Building 3B is no longer present. The western wall of the building along the railroad spur is shown as remaining on site. Both maps identified the property as being operated by Universal International Industries with operations consisting of various manufacturing.

City Directory

Envirotactics, Inc. utilized the services of EDR to provide a City Directory Search Report for the subject property and surrounding area. As part of this search, EDR reviewed all readily available business directories, including city, cross reference and telephone directories for the years spanning 1920 through 2004. City directory information regarding the subject property and surrounding properties is listed in the City Directory abstract provided in Attachment 5. Information on the subject property is provided below. Please note, that the entire Industrial Park has an address of 29-75 Riverside Avenue, therefore all the tenants listed in the city directory listing include the surrounding properties.

Year	Site Occupants 29 Riverside Avenue	Source
1920-1954	Address not listed in research source	Price & Lee Co. NJ Bell Telephone Co R.L. Polk & Co Publishers
1955	Pittsburgh Plate Glass Co Paint Division	Price & Lee Co.
1958	Pittsburgh Plate Glass Co Paint Division	Price & Lee Co.
1965	Pittsburgh Plate Glass Co Paint Division	Price & Lee Co.
1970	Paint Factory	NJ Bell Telephone Co
1981	Bonaco Construction Co Inc Jobar Packaging Inc. Gloss Tex Industries Inc.	NJ Bell Telephone Co
1986	Various Industrial Tenants (16)	NJ Bell Telephone Co
1991	Various Industrial Tenants (16)	NJ Bell Telephone Co
1995	Various Industrial Tenants (12)	Bell Atlantic
1998, 1999, 2003	Address Not Listed in Research Source	Bell Atlantic City Publishing Co
2004	Samax Enterprises Inc.	Hill-Donnelly City Publishing

Industrial Directory Report

Envirotactics, Inc. utilized the services of NETR to provide an Industrial Directory Report for the subject property. Industrial directory information regarding the subject property is listed in the Industrial Directory Report provided in Attachment 5. Information on the subject property is provided below. Samax Enterprises was identified occupying the subject property in 2002 as a manufacturer of lacquer bases, dopes and thinners. Samax began operations at the site in 1999. Please note, that the entire Industrial Park has an address of 29-75 Riverside Avenue, therefore all the tenants listed in the industrial directory listing include the surrounding properties.

Year	Site Occupants 29 Riverside Avenue	Source
1931-1949	Subject property not listed	New Jersey State Industrial Directory
1954-1955	Pittsburgh Plate Glass Company, Coatings and Resins Division	New Jersey State Industrial Directory
1960-1961	Pittsburgh Plate Glass Company, Coatings and Resins Division	New Jersey State Industrial Directory
1965	Pittsburgh Plate Glass Company, Coatings and Resins Division	New Jersey State Industrial Directory
1970	Pittsburgh Plate Glass Company, Coatings and Resins Division	New Jersey State Industrial Directory
1975-1990	Subject property not listed	Macrae Directory
1994	Admore, Inc.	Macrae Directory
1995-2000	Subject property not listed	Harris Official NJ Manufacturers Directory
2000	Chemical Compound, Inc.; Spectrum Foils, Inc.; Davion, Inc (29-75 Riverside Avenue)	NJ Manufacturers Register
2001	Subject property not listed	NJ Manufacturers Register
2002	Samax Enterprises Inc. Manufactures lacquer bases, dopes and thinners.	Harris Official NJ Manufacturers Directory
2004	Subject property not listed	NJ Manufacturers Register
2006-2008	Samax Enterprises Inc. Manufactures lacquer bases, dopes and thinners.	Harris Official NJ Manufacturers Directory

Samax Enterprise
29-75 Riverside Avenue
Newark, NJ 07104

Inquiry Number: 22 20504.3s
May 15, 2008

Certified Sanborn® Map Report

Certified Sanborn® Map Report

5/15/08

Site Name:

Samax Enterprises
29-75 Riverside Avenue
Newark, NJ 07104

Client Name:

Envirotactics Inc.
1625 Highway 71
Wall, NJ 07719



Environmental Data Resources Inc

EDR Inquiry # 2220504.3s

Contact: Basil Ellmers

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Envirotactics Inc. were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: Samax Enterprises
Address: 29-75 Riverside Avenue
City, State, Zip: Newark, NJ 07104
Cross Street:
P.O. # 2424
Project: Samax
Certification # 044A-4980-AEDD



Sanborn® Library search results
Certification # 044A-4980-AEDD

Maps Identified - Number of maps indicated within "()"

1994 (2) 1892 (2)
1989 (2)
1973 (2)
1950 (2)
1931 (2)
1909 (2)

Total Maps: 14

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

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firm: Samat Enterprises
 29-75 Riverside Avenue
 ST. ZIP: Newark NJ 07104
 ent: Envirotech Inc.
 DR Inquiry: 2220504.3a
 Date: 01/5/2008 10:32:32 AM
 Certification # 044A-4980-AEDD

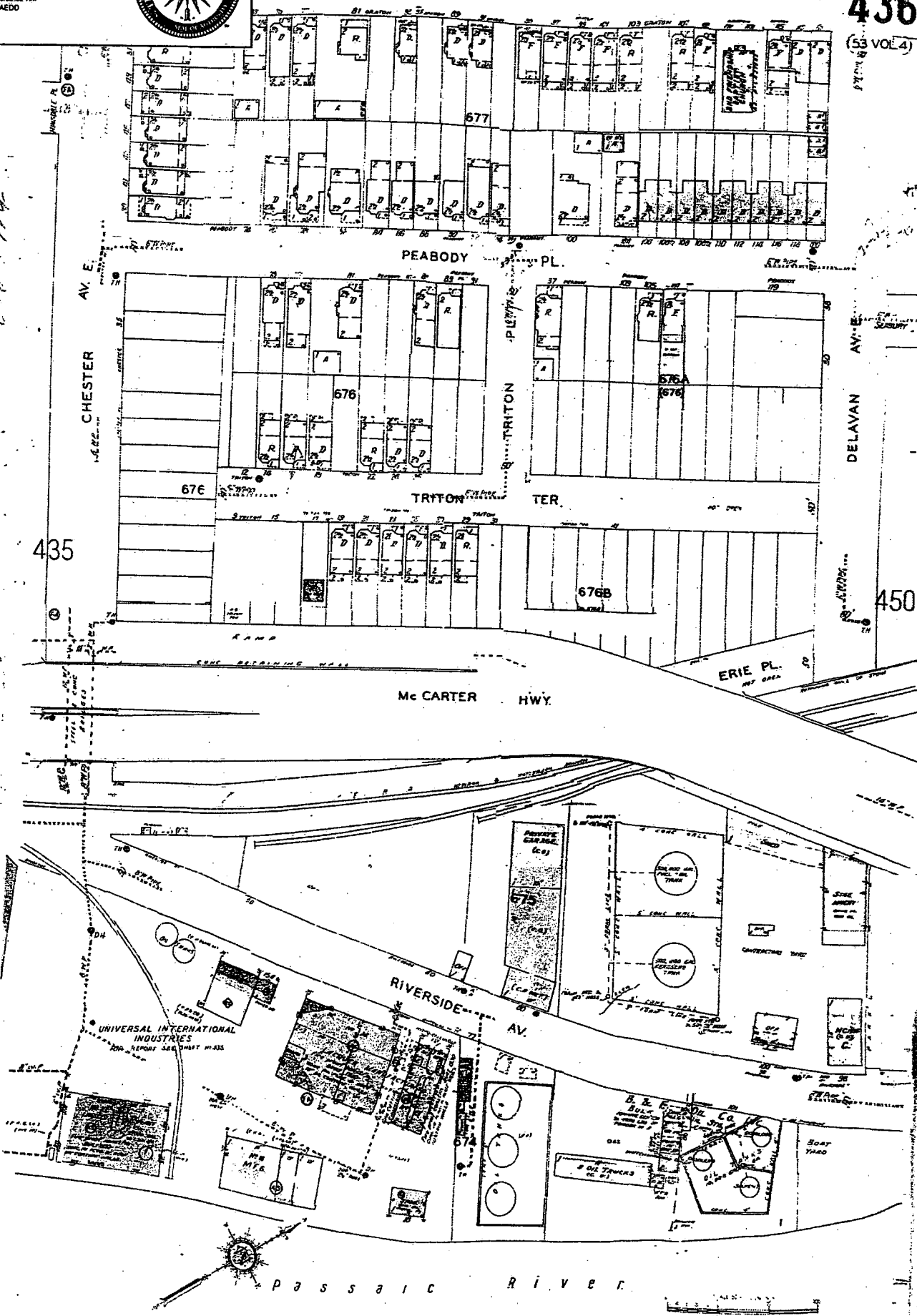


448
ORATON

436
 (53 VOL 4)
 NEWARK, N.J. 07102

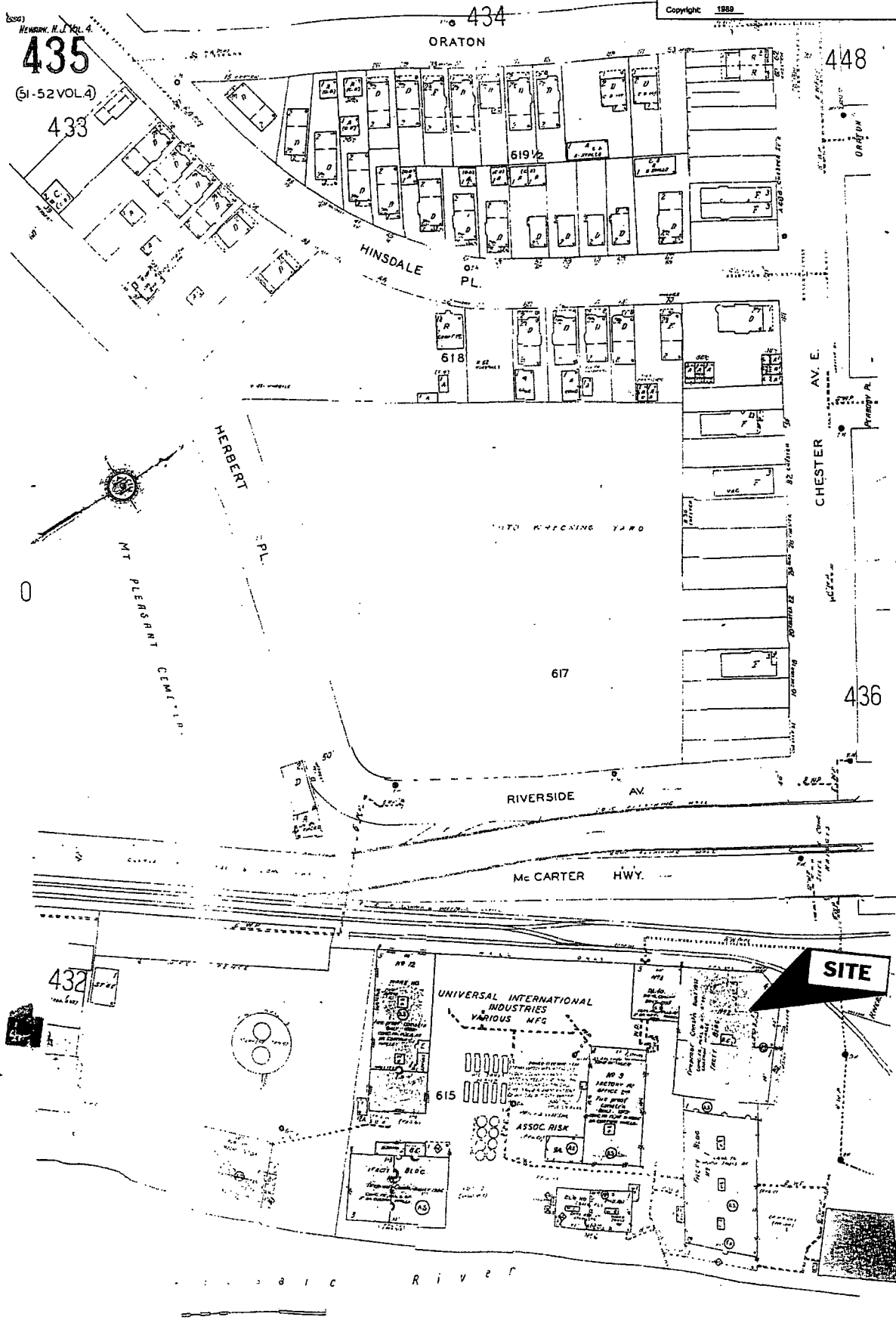
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Certification # 044A-4980-AEDD

Site Name: Semex Enterprises
 Address: 29-75 Riverside Avenue
 City, ST, ZIP: Newark NJ 07104
 Client: Envirotactics Inc.
 EDR Inquiry: 2220504.3a
 Order Date: 5/15/2008 10:32:32 AM
 Certification #: 044A-4980-AEDD
 Copyright: 1989



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435
(51-52 VOL 4)

434
ORATON

Site Name: Sermax Enterprises
Address: 28-75 Riverside Avenue
City, ST, ZIP: Newark NJ 07104
Client: Envirostactica Inc.
EDR Inquiry: 2220504.3s
Order Date: 9/15/2008 10:32:32 AM
Certification #: 044A-4980-AEDD
Copyright: 1973



433

619 1/2

HINSDALE
PL

618

HERBERT
SPL

AV. E.
CHESTER

617

436

RIVERSIDE AV.

Mc CARTER HWY.

432

SITE

UNIVERSAL INTERNATIONAL INDUSTRIES
VARIOUS SIG.

615

ASSOC RISK

P a s s a i c R i v e r

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Certification # 044A-4980-AEDD



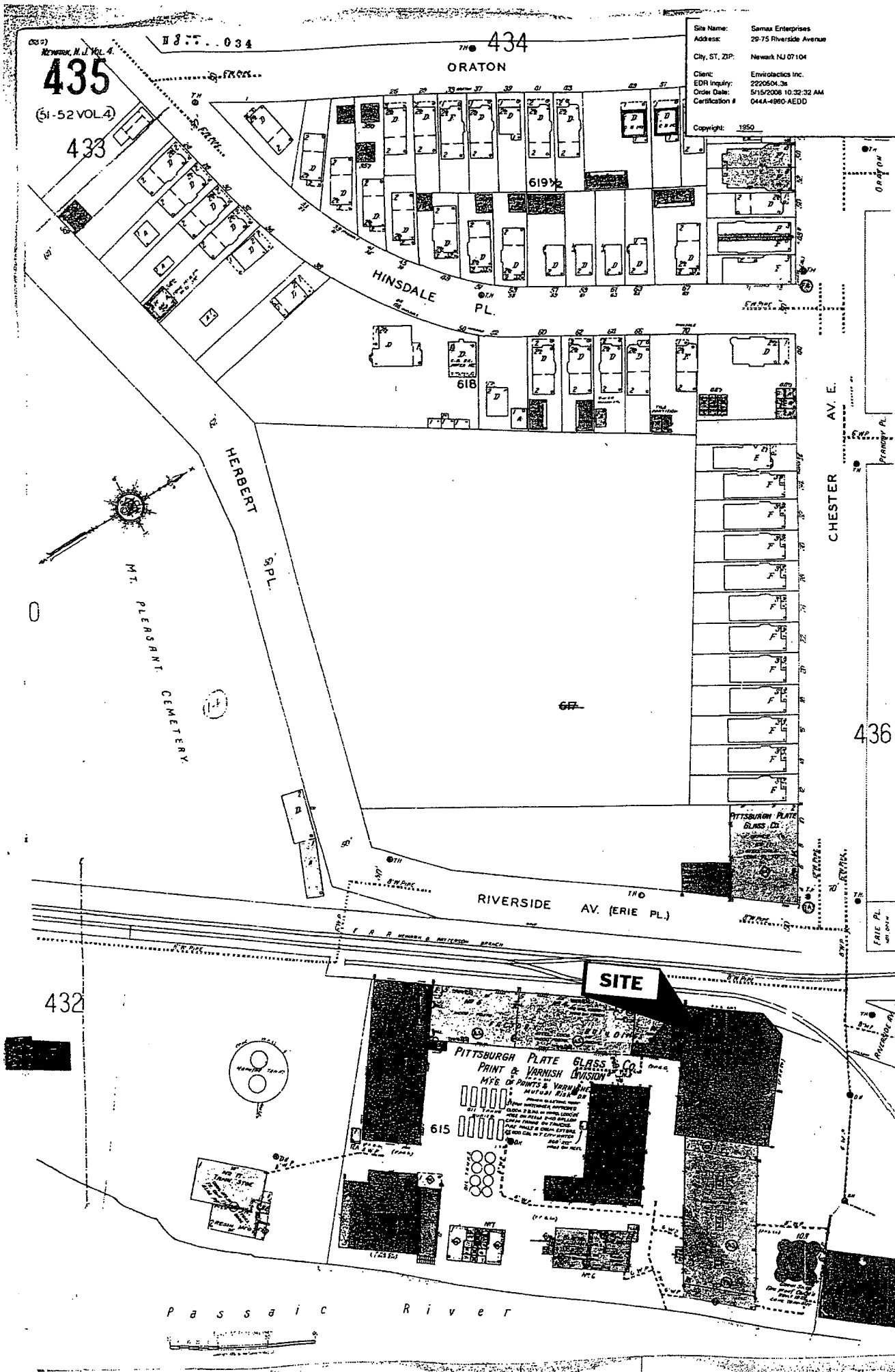
Site Name: Samax Enterprises
Address: 2975 Riverside Avenue
City, ST, ZIP: Newark NJ 07104
Client: Envirotech Inc.
EDR Inquiry: 220504.3
Order Date: 5/15/2008 10:32:32 AM
Certification #: 044A-4980-AEDD

Copyright: 1950

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044A-4980-AEDD

Certification #



435

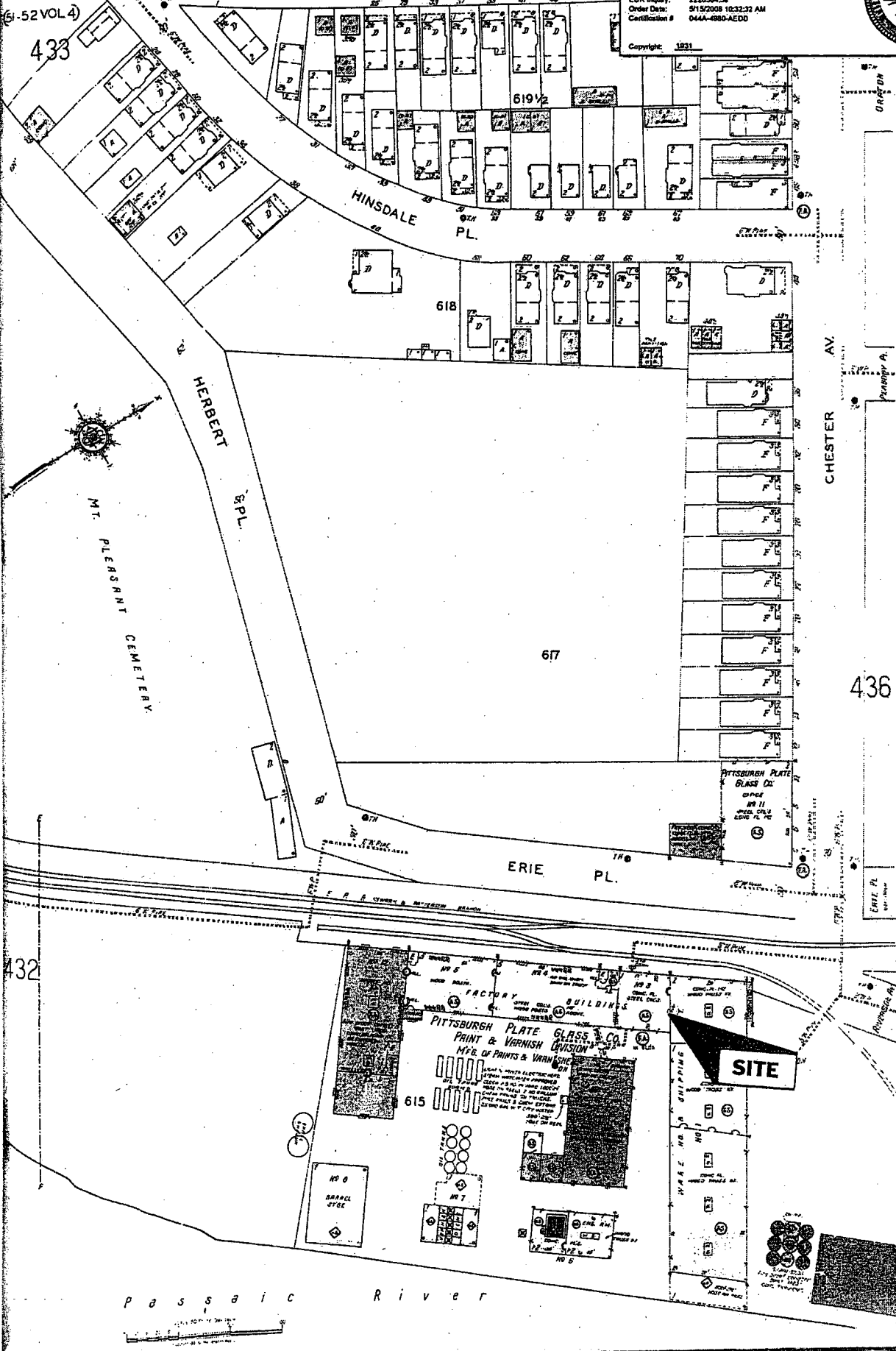
(SI-52 VOL 4)

433

434

ORATON

Site Name: Barnes Enterprises
Address: 25-75 Riverside Avenue
City, ST, ZIP: Newark NJ 07104
Client: Envirotech Inc.
EOR Inquiry: 7230504.34
Order Date: 5/15/2008 10:32:32 AM
Certification #: 044A-4980-AEED
Copyright: 1931



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044A-4980-AEED

Certification #

P a s s a i c R i v e r

52

SEABURY

51

617

HERBERT PL.

615

Mt Pleasant Cemetery

Mt Pleasant Cemetery

HARVEY

22

SITE

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Certification #

044A-4980-AEDD

Site Name: Samax Enterprises
Address: 29-75 Riverside Avenue
City, ST, ZIP: Newark NJ 07104
Client: Envirotactics Inc.
EPA Inquiry: 2220504.3s
Order Date: 5/15/2008 10:32:32 AM
Certification #: 044A-4980-AEDD



Copyright. 1900

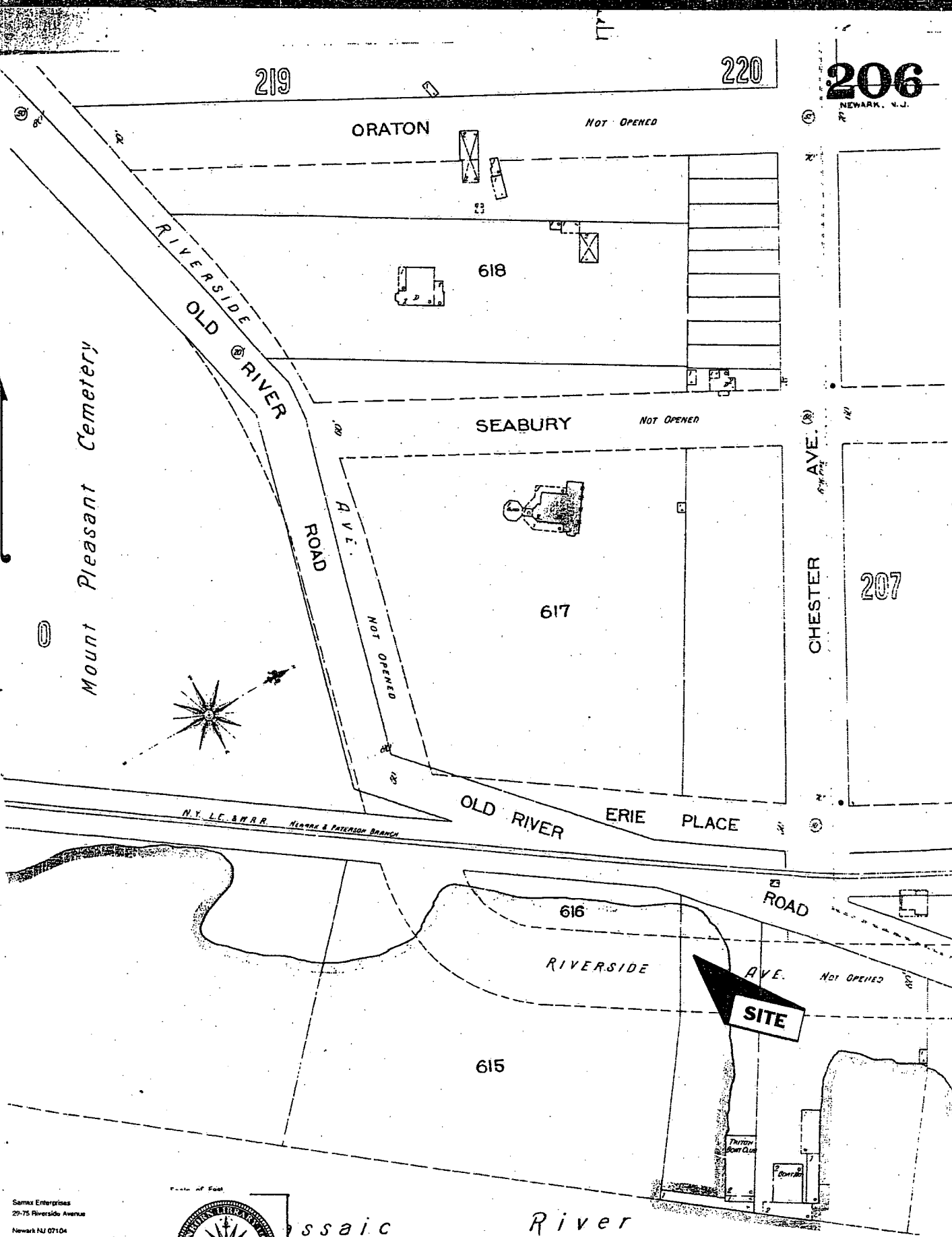
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Certification # 044A-4980-AEDD

Site Name: Samix Enterprises
 Address: 29-75 Riverside Avenue
 City, ST, ZIP: Newark NJ 07104
 Client: Envirotechs Inc.
 EDR Inquiry: 2720504.3s
 Order Date: 5/15/2008 10:32:32 AM
 Certification #: 044A-4980-AEDD



Copyright 1992



206
 NEWARK, N.J.

207

SITE

Passaic River



2055 East Rio Salado Parkway, Suite 201

Tempe, Arizona 85281

Phone: (480) 967-6752

Fax Number: (480) 966-9422

Web Site: www.netronline.com

INDUSTRIAL DIRECTORY REPORT

**SAMAX ENTERPRISES
29 RIVERSIDE AVENUE
NEWARK, NEW JERSEY**

Submitted to:

**ENVIROTACTICS INC.
1625 Highway 71
Wall, New Jersey 07719**

Attention: Basil Ellmers

Project No. D08-03331

Thursday, May 22, 2008

INDUSTRIAL DIRECTORY REPORT

As a part of this Industrial Directory Report, NETR reviewed all readily available industrial directories. The Trenton City Library and the New Jersey State Library both located in Trenton, New Jersey maintain a collection of Industrial Directories from 1901 to current. These directories began in 1901 under the auspices of the New Jersey State Department of Labor. Intervening editions were published in 1906, 1909, 1915, 1918, 1927, 1931, 1934, 1938, 1940-41, 1943-44, 1946-47 and 1949-1950 and continued the biennial issuance until 1961. The 1962 addition was the first annual edition and was continued annually, thereafter until 1981. From 1982 to 1994 the directories were called MacRae Directories. The most recent directories reviewed are the 1995 to 2008 Harris Official New Jersey Manufacturers Directory and the 1999 to 2008 New Jersey Manufacturers Register. A review of all available resources listed above produced the included Industrial Directory Report.

Thank you for your business
Please contact NETR at 480-967-6752
with any questions or comments

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HISTORY OF PROPERTY

1. 1931 NEW JERSEY STATE INDUSTRIAL DIRECTORY:

OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:

2. 1940-1941 NEW JERSEY STATE INDUSTRIAL DIRECTORY:

OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:

3. 1949 NEW JERSEY STATE INDUSTRIAL DIRECTORY:

OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:

4. 1954-1955 NEW JERSEY STATE INDUSTRIAL DIRECTORY:

OCCUPANT: Pittsburg Plate Glass Company, Coatings and Resins Division
MANUFACTURES: Paints, varnish, lacquers, resins
SIC CODE(S): 2851, 3211
ADDRESS: 29 Riverside Avenue
TELEPHONE NO: HU 3-6100

5. 1960-1961 NEW JERSEY STATE INDUSTRIAL DIRECTORY:

OCCUPANT: Pittsburg Plate Glass Company, Coatings and Resins Division
MANUFACTURES: Paints, varnish, lacquers, resins
SIC CODE(S): 2851, 3211
ADDRESS: 29 Riverside Avenue
TELEPHONE NO: HU 3-6100

6. 1965 NEW JERSEY STATE INDUSTRIAL DIRECTORY:

OCCUPANT: Pittsburg Plate Glass Company, Coatings and Resins Division
MANUFACTURES: Paints, varnish, lacquers, resins
SIC CODE(S): 2851, 3211
ADDRESS: 29 Riverside Avenue
TELEPHONE NO: HU 3-6100

7. 1970 NEW JERSEY STATE INDUSTRIAL DIRECTORY:

OCCUPANT: Pittsburg Plate Glass Company, Coatings and Resins Division
MANUFACTURES: Paints, varnish, lacquers, resins
SIC CODE(S): 2851, 3211
ADDRESS: 29 Riverside Avenue
TELEPHONE NO: HU 3-6100

8. 1975 NEW JERSEY STATE INDUSTRIAL DIRECTORY:

OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:

9. 1980 NEW JERSEY STATE INDUSTRIAL DIRECTORY:

OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:

10. 1985 MACRAE DIRECTORY:

OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:

11. 1990 MACRAE DIRECTORY:

OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:

12. 1994 MACRAE DIRECTORY:

OCCUPANT: Admore, Inc.
MANUFACTURES: Detergent intermediates, raw materials for chemicals
SIC CODE(S): None listed
ADDRESS: 29 Riverside Avenue
TELEPHONE NO: 481-2406

13. 1995 HARRIS OFFICIAL NEW JERSEY MANUFACTURERS DIRECTORY:

OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:

14. 1996 HARRIS OFFICIAL NEW JERSEY MANUFACTURERS DIRECTORY:

OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:

15. 1998 HARRIS OFFICIAL NEW JERSEY MANUFACTURERS DIRECTORY:

OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:

16. 2000 HARRIS OFFICIAL NEW JERSEY MANUFACTURERS DIRECTORY:

OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:

17. 2000 NEW JERSEY MANUFACTURERS REGISTER:

OCCUPANT: Chemical Compound, Inc.; Spectrum Foils, Inc.; Davion, Inc.
MANUFACTURES: Haircoloring preparation; foil stamping; cosmetics and baby care products
SIC CODE(S): 2844; 2789; 2844
ADDRESS: 29-75 Riverside Avenue; 29 Riverside Avenue; 29-75 Riverside Avenue
TELEPHONE NO: 973-485-3211; 973-481-0808; 973-485-0793

18. 2001 HARRIS OFFICIAL NEW JERSEY MANUFACTURERS DIRECTORY:

OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:

19. 2001 NEW JERSEY MANUFACTURERS REGISTER:

OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:

20. 2002 HARRIS OFFICIAL NEW JERSEY MANUFACTURERS DIRECTORY:

OCCUPANT: Samax Enterprise, Inc.; Davion, Inc.; Chemical Compounds, Inc
MANUFACTURES: Lacquer bases, dopes and thinners; cosmetics and toiletries; pharmaceutical preparations, synthetic organic dyes
SIC CODE(S): 2851; 2844; 2834
ADDRESS: 29 Riverside Avenue; 29 Riverside Avenue; 29 Riverside Avenue
TELEPHONE NO: 973-350-9400; 973-485-0793; 973-485-3211

21. 2004 NEW JERSEY MANUFACTURERS REGISTER:

OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:

22. 2006 HARRIS OFFICIAL NEW JERSEY MANUFACTURERS DIRECTORY:

OCCUPANT: Spectrum Foils, Inc.; Samax Enterprises, Inc.; Davion, Inc.
MANUFACTURES: Foil stamping; liquid and lead paint removers, restoration and deck
cleaners and solvents brand name - Rock Miracle; cosmetics and
baby care products
SIC CODE(S): 2789;2851; 2844
ADDRESS: 29 Riverside Avenue; 29-75 Riverside Avenue; 29-75 Riverside
Avenue
TELEPHONE NO: 973-481-0808; 973-350-9400; 973-485-0793

23. 2007 HARRIS OFFICIAL NEW JERSEY MANUFACTURERS DIRECTORY:

OCCUPANT: Subject property not listed
MANUFACTURES:
SIC CODE(S):
ADDRESS:
TELEPHONE NO:

24. 2008 HARRIS OFFICIAL NEW JERSEY MANUFACTURERS DIRECTORY:

OCCUPANT: Spectrum Foils, Inc.; Samax Enterprise, Inc.; Davion, Inc.;
Chemical Compounds, Inc.
MANUFACTURES: Metal foil and leaf; lacquer bases, dopes and thinners; cosmetics and
toiletries; pharmaceutical preparations, synthetic organic dyes
SIC CODE(S): 3497; 2851; 2844; 2834
ADDRESS: 19 Riverside Avenue, Building 1; 29 Riverside Avenue; 29
Riverside Avenue; 29 Riverside Avenue
TELEPHONE NO: 973-481-0808;350-9400;485-0793;485-3211

ATTACHMENT 6 - Potential Areas of Concern

The areas of concern (AOC) identified in Section 5 of the PAR are provided below. Also included is a narrative for each area of concern. The location of each AOC is depicted on Figure 3 of this attachment.

Area A – Aboveground Storage Tank Farm

Seventeen (17) ASTs of varying capacity were located within the AST farm. The ASTs appeared in good condition and are located within concrete containment. The concrete base of the AST Farm is located approximately 4.5 feet below grade. The concrete floor beneath the ASTs appeared in good condition with no evidence of any discharge pathways to the subsurface. Most of the ASTs were vertically positioned throughout the tank farm and all the appurtenant piping runs associated with the ASTs is located aboveground. According to Samax, the following chemicals are stored within the AST Farm: 1,2,4-Trimethylbenzene, methanol, ethanol, propanol, kerosene, methylene chloride, mineral spirits, and n-propyl acetate. According to Samax, no discharge points are associated with the AST farm.

Additionally, fifteen (15) aboveground storage tanks (ASTs) utilized as feeding tanks were located on 5th floor interior of Building 3. The feeding tanks appeared in good condition and are situated above a concrete floor. No evidence of any chemical discharge was observed beneath the ASTs located within the 5th floor of Building 3. Chemicals from the AST Farm are transported to the feeding tanks then down to the mixing room on the 4th floor. The following chemicals are stored within the ASTs located on the 5th floor of Building 3: ammonia, toluene, acetone, ethanol, and methanol. Since the tanks appeared in good condition and no evidence of a discharge was observed on the concrete floor beneath the ASTs, no additional investigation is proposed for the ASTs located on the 5th floor of the building interior.

Pursuant to N.J.A.C 7:26E-3.9, a site investigation was conducted adjacent to the AST Farm to determine if any contaminants are present in the soils and groundwater. The results of the site investigation are provided in the Site Investigation Report (SIR).

Area B –Hazardous Materials/Drum Storage Areas

The majority of the hazardous substances, raw materials, and chemicals utilized and produced by Samax are stored within aboveground storage tanks, 55-gallon plastic, fiber and steel drums, totes, 5-gallon steel containers, plastic bottles, pails and/or jugs (finished products) throughout the building interior. 55-gallon drums and the smaller capacity containers (i.e. pails, bottles, and jugs) were observed within the warehouse, packaging, mixing, warehouse, and basement areas of the building interior. All of the raw materials, hazardous materials, and finished products observed within the building interior (55-gallon drums and smaller containers) are positioned on concrete floors observed to be in good condition. The majority of the raw materials used by Samax are located within the

AST Farm, the 5th floor AST room, and the manufacturing and mixing floors. The majority of the finished products Samax manufactures were observed in the warehouse, packaging and basement portions of the subject building. No hazardous materials or drum storage areas are located along the exterior of the subject building.

Approximately 75 to 100 55-gallon plastic and steel drums of various chemicals were observed within the manufacturing area. The raw materials/chemicals observed within the manufacturing area included, but were not limited to, acetone, n-propyl acetate, toluene, xylene (mixed isomers), muriatic acid, methanol, toluene, xylenes, xtham gum bags, lime, phenol, formic acid, isopropyl alcohol, hydrofluoric acid, paint thinners, sodium hydroxide, dibasic ester, and Airometic 200.

Approximately 50 to 75 55-gallon steel and plastic drums of various chemicals were observed within the 4th floor mixing room. The raw materials observed within the mixing room included, but were not limited to, arconate, n-butyl acetate, methanol, ethanol, n-hexane, toluene, xylene, paint thinners, and methyl isobutyl ketone. Additionally, numerous 25 kg bags of Methocel (Cellulose ether) were observed within the mixing room.

Samax manufactures various materials/chemicals that are packaged and sold under the Brand Name – Rock Miracle. Rock Miracle's finished products include but are not limited to the following materials: Deck Products (deck strippers and deck wash), Enviro-Safer Products (strippers, marine paint removers), Restoration Cleaners, Lead Paint Removers, Marine Strippers, New Masonry Cleaners, Paint Hardener, and various solvents such as acetone, kerosene, lacquer thinner, linseed oil, xylenes, hydrofluoric acid, phenol, MEK, muriatic acid, paint thinners, toluene, and VMP Naphthalenes.

All of the raw materials, hazardous materials, and finished products observed within the building interior (55-gallon drums and smaller capacity containers) are positioned on concrete floors observed to be in good condition. Additionally, the ASTs, 55-gallon drums, and smaller capacity containers in which the materials are stored in appeared in good condition with no evidence of any discharge. As a result, no further investigation is proposed for the inventory of hazardous materials and drum storage areas utilized by Samax.

Area C – Loading/ Unloading Areas

A loading dock is located along the front (northern) portion of the building exterior. The loading dock is approximately 75 feet long. Minor petroleum staining from vehicular parking was observed on the concrete surface adjacent to the loading dock. A site investigation was conducted adjacent to the loading dock to determine if any contaminants are present in the soils and groundwater. The results of the site investigation are provided in the Site Investigation Report (SIR).

Area D – Solid Waste Dumpster

One solid waste dumpster is located along the northern portion of the building exterior adjacent to the loading dock. The dumpster is reportedly used for the collection of solid waste. No staining or evidence of a discharge was observed at the base of the dumpster, which is located on a concrete surface. As a result, no further action is proposed for this area of concern.

Area E – Floor Drains and Sumps

No active floor drains were observed or reported within the building interior. A sump was observed along the western portion of the basement interior adjacent to the sanitary sewer line. The sanitary sewer line for the building is located approximately three (3) feet above the basement floor. Seepage/rainwater is pumped from the sump into the sanitary sewer line located above the sump. The sump receives seepage rainwater only and therefore no further action is proposed for this area of concern.

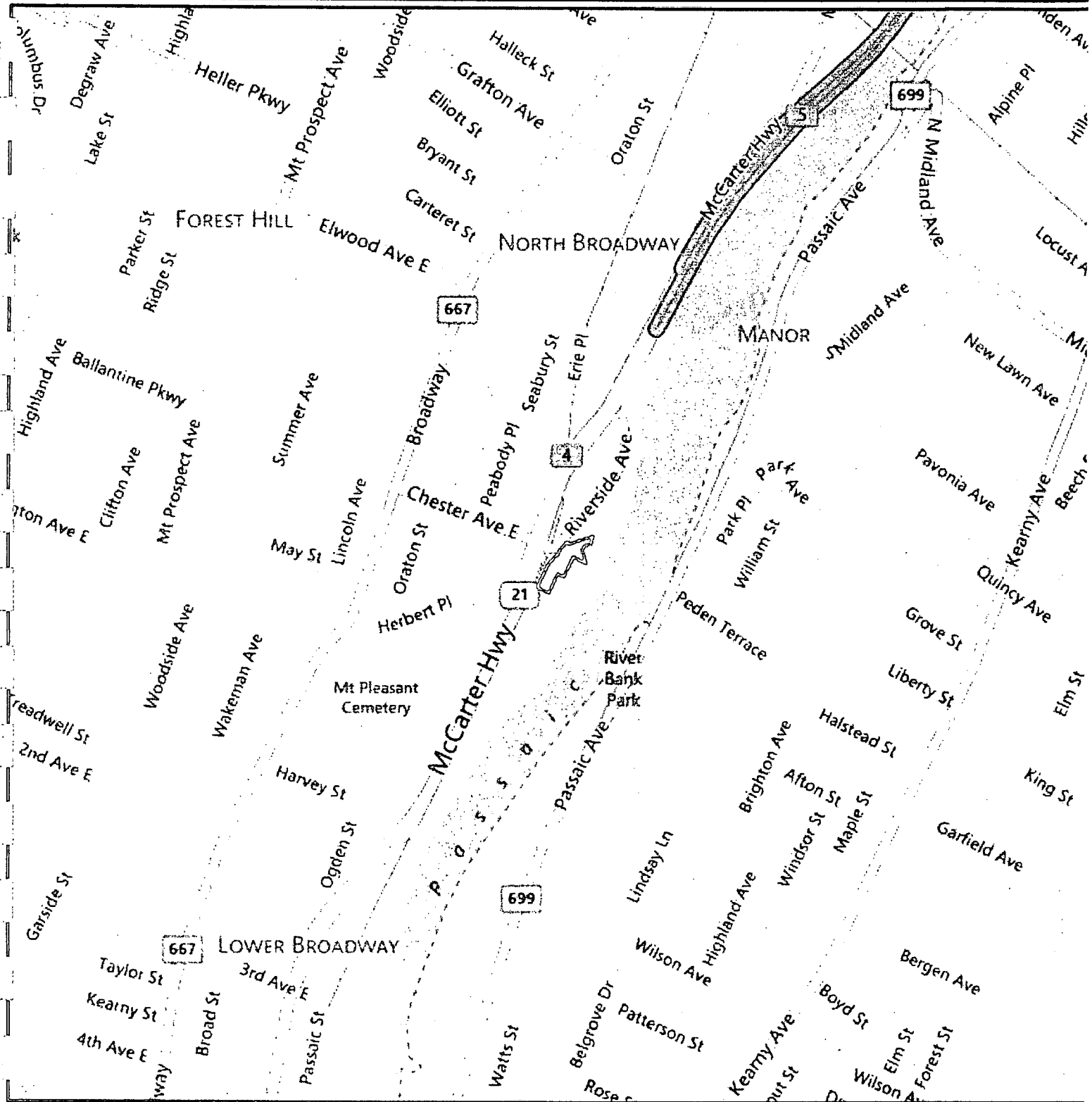
Area F – Electrical Transformers

Three (3) pole mounted transformers are located on a utility pole located along the northwestern portion of the property. The transformers are labeled as non-PCB mineral oil. No further investigation of these transformers is proposed since they are owned by the local utility authority and no evidence of discharge from the transformers were observed.

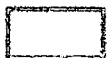
Area G – Potential Historic Fill Material

The review of the historical Sanborn maps indicates that the property location was once part of the Passaic River. The area must have been filled to raise the elevation of the property. The source of the historic fill material is unknown, however, all properties in the adjacent industrial area are suspected to have the same fill material. A site investigation was conducted to determine the absence/presence of any historic fill material at the site. The results of the site investigation are provided in the Site Investigation Report (SIR).

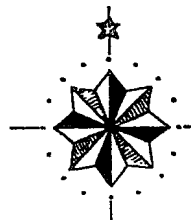
Figure 1 - Site Location Map



LEGEND



Subject Property



1 inch = 1,000 feet

0 500 1,000 2,000 Feet

Project: 2424 Date: 3/1/12

Samax Enterprises - PI#: 563216
29-75 Riverside Avenue, Building #
Block 614, Lot 1
Newark, Essex County

envirotACTICS

Your Environmental Resource

1625 Highway 71, Wall, NJ 07719

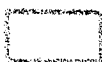
Phone: 732.449.0077 Fax: 732.449.5810

www.envirotactics.com

Figure 2 - Orange USGS Topographic Map



LEGEND



Subject Property



1 inch = 2,000 feet

0 1,000 2,000 4,000 Feet

Project: 2424 Date: 3/1/12

Samax Enterprises - PI#: 563216
29-75 Riverside Avenue, Building #2
Block 614, Lot 1
Newark, Essex County

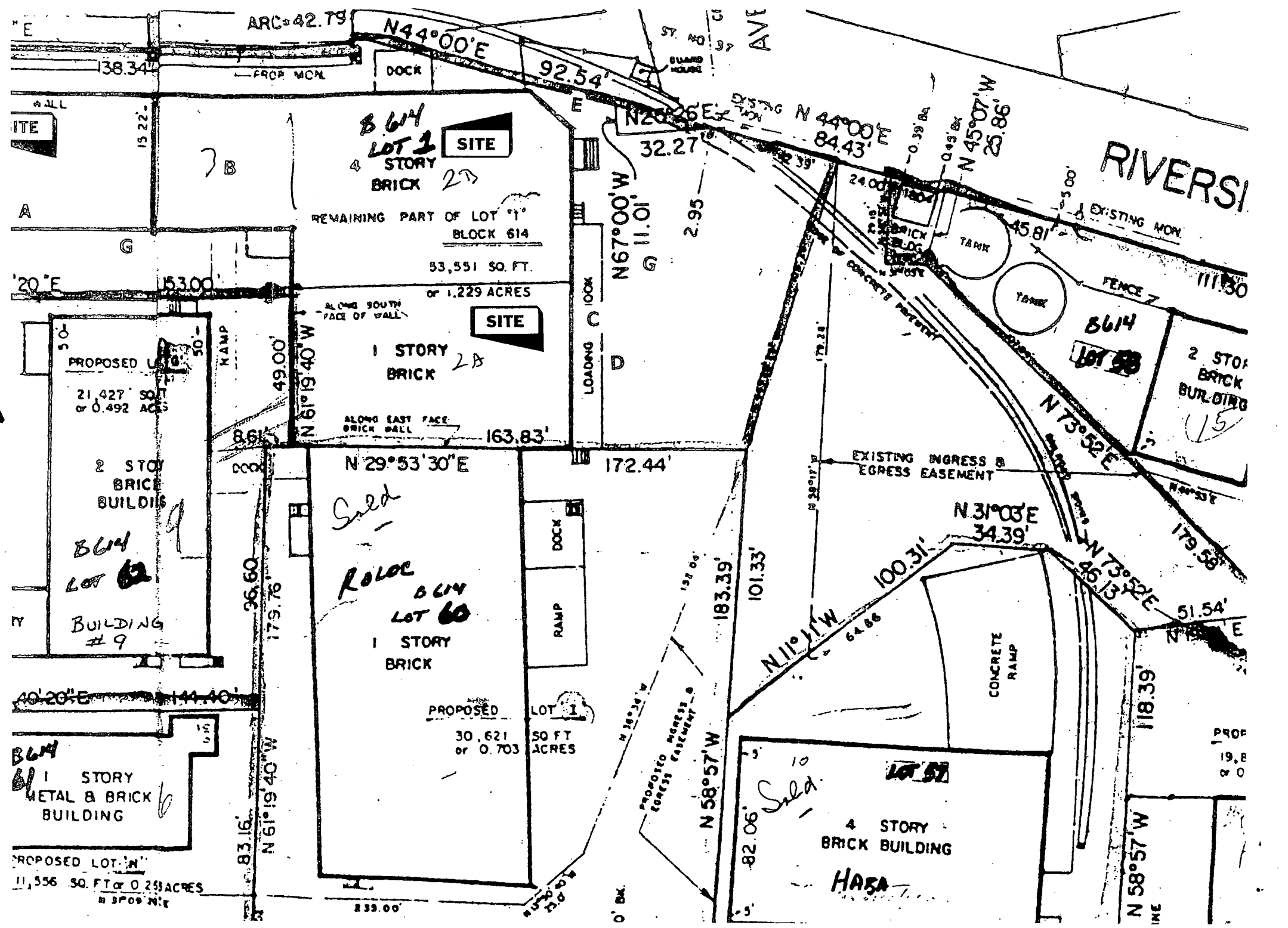
envirotACTICS

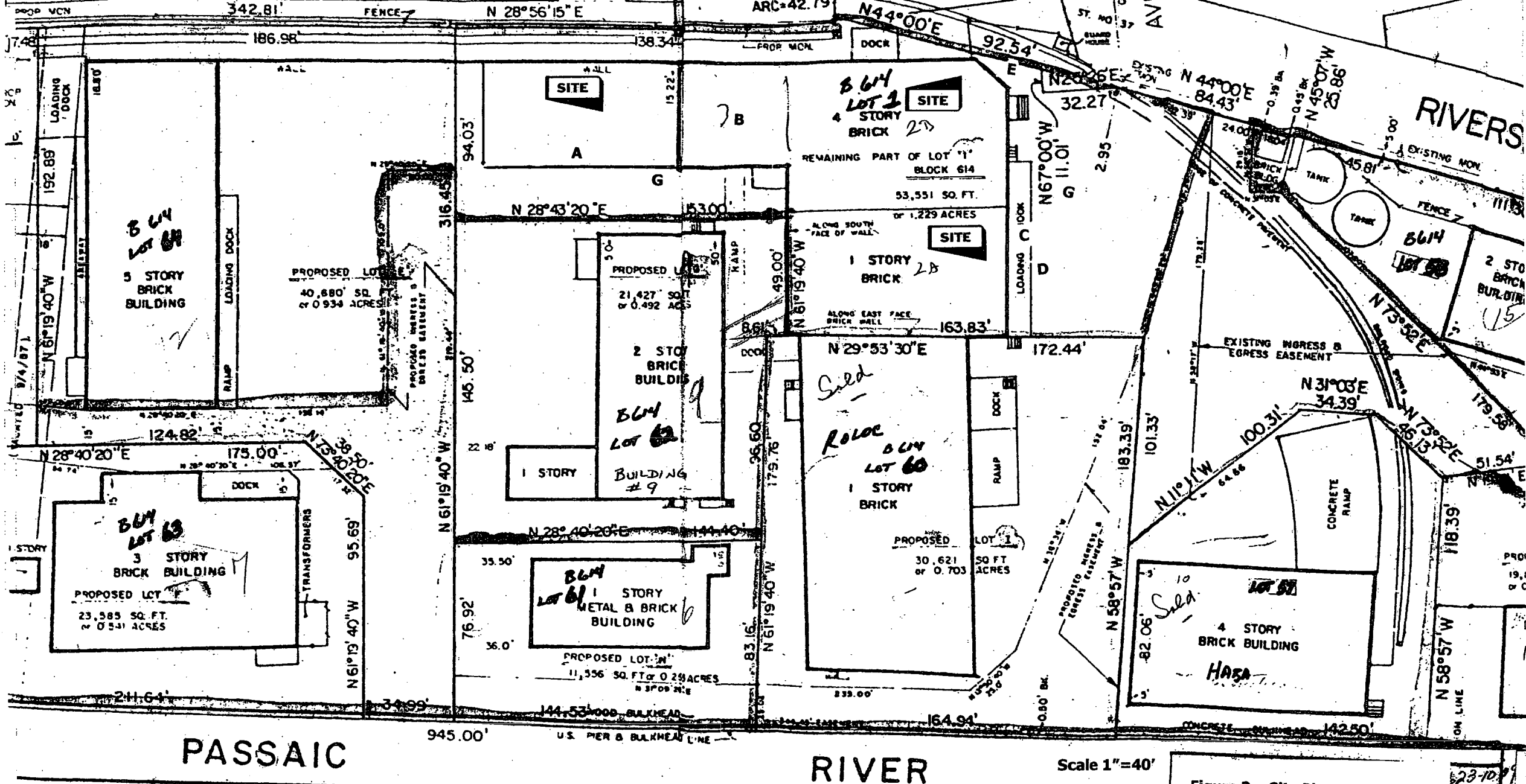
Your Environmental Resource

1625 Highway 71, Wall, NJ 07719

Phone: 732.449.0077 Fax: 732.449.5810

www.envirotactics.com





PASSAIC

RIVER

Scale 1"=40'

I THE UNDERSIGNED, HAVING AN INTEREST
TITLE OF THE PROPERTY COVERED BY THIS
DIVISION MAP DO HEREBY CONSENT TO THE
OF THIS MAP IN THE OFFICE OF THE ESSEX
COUNTY CLERK.

BY _____

I HAVE EXAMINED THIS MAP AND FIND IT
THE PROVISIONS OF THE MAP FILING
MUNICIPAL ORDINANCE AND REQUIREMENTS
HERE TO.

MUNICIPAL ENGINEER

I HAVE
BEEN
WITH T

LICENS DATE JUNE 25 1983

Figure 3 - Site Plan
Samax - 29-75 Riverside Avenue
Newark, Essex County PI 563216

ROBERT T. WATSON N.J.S. 10BHH

Scale 1"=40'